

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA**

**AGENDA FOR:**

**REDEVELOPMENT AGENCY MEETING  
TUESDAY, JANUARY 27, 2004, AT 10:00 A.M.  
Council Chambers  
202 C Street, San Diego, CA 92101**

Roll Call

Non-Agenda Comment: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

**Internet Access:** [www.sandiego.gov/redevelopment-agency](http://www.sandiego.gov/redevelopment-agency)

1. **Approval of the minutes of:**

November 18, 2003, special  
November 25, 2003

**Adoption**

2. **Exclusive Negotiation Agreement (ENA) with Proposed College Center Project, Crossroads Redevelopment Project Area. (District 7).**

(RA 2004-82)

That the Redevelopment Agency enter into an Exclusive Negotiation Agreement (ENA) with Barrett American Inc. and Horseshoe Cover Investments LLC for the proposed College Center project and accept a Developer Deposit of \$40,000; and 2) Amend the Fiscal Year 2004 Agency budget for Crossroads and authorizing expenditure of funds for costs related to the ENA.

See Redevelopment Agency report no. RA-04-03, dated January 21, 2004.

Staff: Tracy Reed 533-7519  
James Davies 533-5373

Atty: Douglas Humphreys

Auditor Certificate Number: AC 2400657

**Adoption**

3. **Housing Rehabilitation Loan Program In the City Heights Redevelopment Project Area. (Districts 3, 4, 7).**

(RA 2004-79)

1) Authorize the appropriation and expenditure of up to \$685,000 in the City Heights housing set-aside bond proceeds (tax-exempt) for the administration of the program and to fund housing rehabilitation loans to owner-occupants in the City Heights Redevelopment Project Area; and 2) authorize the execution of the revised Agreement between the Redevelopment Agency of the City of San Diego and the San Diego Housing Commission for the administration of the City Heights Housing Rehabilitation Loan Program in an amount not to exceed 15% of the total loans funded.

Redevelopment Agency report dated December 29, 2003.

Housing Commission Companion Item no. 1

Staff: Bob Kennedy 533-7108

Atty: Sung Phillips

Auditor Certificate Number: AC 2400687

4. **Euclid Avenue Streetscape-City Heights Redevelopment Project. (Districts 3, 4, 7).**

(RA 2004-70)

Make necessary findings and authorize the contribution of up to \$100,000 from the City Heights Redevelopment project tax increment to the City for the purpose of financing the City Heights Euclid Avenue Streetscape Improvement Project – CIP No. 52.699.0.

See Redevelopment Agency report dated December 1, 2003.

Council Companion Item no. 333

Staff: Bob Kennedy 533-4276

Atty: Sung Phillips

Auditor Certificate Number: AC 2400668

5. **Ken-Tal Senior Housing Project. (District 3).**

(RA 2004-73)

Certify that the information contained in the Project No. 8132 has been completed in compliance with the California Environmental Quality Action and State CEQA Guidelines, and that said Mitigated Negative Declaration (MND) reflects the independent judgment of the City of San Diego as Lead Agency, and state for the record that the final MND has been reviewed and considered prior to approving the actions; adopt the Mitigation Monitoring and Reporting Program.

(RA 2004-74)

Approve the Basic Concept Drawings with respect to the construction of an affordable housing project, The Ken-Tal Senior Housing Project, within the City Heights Redevelopment Project Area.

(RA 2004-71 Cor. Copy 1/14/04)

1) Authorize the Executive Director or designee to execute an Owner Participation Agreement with Ken-Tal Senior Partners, L.P. for the project; 2) Amend the Redevelopment Agency budget for the City Heights Redevelopment Project Area to authorize the appropriation and expenditure of City Heights low-and moderate-income housing set-aside funds (Fund 98204) in the amount of \$1,444,622 for the Ken-Tal Senior Housing Project; and 3) Authorize the Executive Director or designee to execute and expend funds in the form of a residual receipts loan in the amount of \$3,844,622.

(RA 2004-72)

Approve the findings of benefits for the use of Horton Plaza and Centre City housing set aside funds outside the redevelopment project areas.

See Redevelopment Agency report no. RA-04-02 and City Manager report no. CMR-04-01, dated January 21, 2004.

Council Companion item no. 334.

Staff: Jim LoBue 533-5263

Atty: Douglas Humphreys

Auditor Certificate Number: AC 2400672

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**Adoption**

6. **First Implementation Agreement with Catholic Charities. (District 2).**

(RA 2004-80)

Approving the First Implementation Agreement with Catholic Charities for the Ninth and F Street Apartments Project.

See Centre City Development Corporation report no. CCDC-04-08, dated January 21, 2004.

Staff: Eli Sanchez 533-7122

Atty: Sung Phillips

Auditor Certificate: AC 2300013

7. **Third Amendment to Agreement for Civil Engineering Consultant Service Nasland Engineering. (District 2)**

(RA 2004-64)

Approving the Third Amendment to the Agreement for Civil and Rail Engineering Services with Nasland Engineering in the amount of \$324,000; maximum compensation will not exceed \$1,117,771.

See Centre City Development Corporation report no. CCDC-04-08, dated January 21, 2004.

Staff: Jerry Selby 533-7136

Atty: Douglas Humphreys

Auditor Certificate: AC 23001085